

BOARD OF ZONING APPEALS AGENDA AUGUST 5, 2015

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **AUGUST 5, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. FARKHANDA R. KHAN DBA FAMILY HOME DAY CARE, SP 2015-HM-078 Appl.
MD under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land
Moved to zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A.
10/28/15 at
appl. req.
- 9:00 A.M. AMPARO M. NIMA D/B/A MY FIRST STEPS DAYCARE, SP 2014-MA-165 Appl. under
CG Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 5888 S. 6th St., Falls Church, 22041, on approx. 13,594 sq. ft. of land zoned
Moved to R-3 (Cluster). Mason District. Tax Map 61-2 ((37)) 23 A. (*Admin. moved from 4/1/15.*)
11/18/15 at
appl. req.
- LA THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE
Admin. OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (ST. AMBROSE
Moved to CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06
10/7/15 at
appl. req.
- 9:00 A.M. JONELLE DILLEY AND MICHAEL GUERRA, VC 2014-MV-015 Appl. under Sect(s). 18-
LA 401 of the Zoning Ordinance to permit construction of an accessory structure in the front
Indefinitely yard of a lot containing 36,000 sq. ft. or less. Located at 9001 Greylock St., Alexandria,
Deferred on 22308, on approx. 12,154 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 111-1
7/14/15 at ((3)) (6) 10. (*Deferred from 1/28/15 at appl. req.*) (*Indefinitely deferred from 3/11/15.*)
appl. req. (*Reactivated on 5/15/15.*)

- 9:00 A.M. SALIMA MATNEJA DBA GALGATE DRIVE CHILD CARE, SP 2014-SP-223 Appl. under
LA Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility.
Admin. Located at 7119 Galgate Dr., Springfield, 22152, on approx. 16,633 sq. ft. of land zoned
Moved to R-3. Springfield District. Tax Map 89-3 ((1)) 16B. (*Deferred from 5/20/15 at appl. req.*)
10/21/14 at
appl. req.
- 9:00 A.M. LIFETIME LEARNING ACADEMY INC. / GLORIA ATITSO QUIST, SP 2014-LE-216 Appl.
EMH under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care
Admin. facility. Located at 5314 Neville Ct., Alexandria, 22310, on approx. 14,018 sq. ft. of land
Moved to zoned R-3. Lee District. Tax Map 82-1 ((8)) 110. (*Admin. moved from 5/20/15 at appl.*
10/28/15 at *req.*)
appl. req.
- 9:00 A.M. MT. VERNON UNITED METHODIST CHURCH; NEW CINGULAR WIRELESS D/B/A
EMH AT&T MOBILITY LLC, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 80-V-
Admin. 089-02 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089
Moved to previously approved for a church with child care and telecommunications facility to permit
10/28/15 at site modifications to add additional antennas and ground equipment. Located at 2006
appl. req. Belle View Blvd., Alexandria, 22307, on approx. 2.80 ac. of land zoned R-4. Mt. Vernon
District. Tax Map 93-1 ((25)) (4) 14. (*Deferred from 4/1/15 at appl. req.*) (*Deferred from*
5/20/15 at staff's req.)
- 9:00 A.M. ALFONS MASSOUD, SP 2012-SP-026 Appl. under Sect(s). 3-C03 of the Zoning
Ordinance to permit a place of worship. Located at 12415 Braddock Rd., Fairfax, 22030,
EMH on approx. 2.33 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1))
Indefinitely 22. (*Admin. moved from 8/1/12 and 10/3/12 at appl. req.*) (*Indefinitely deferred from*
Deferred *12/12/12 at appl. req.*) (*Reactivated from indefinitely deferred on 3/25/14.*) (*Deferred from*
at appl. *6/11/14, 10/22/14, and 2/4/15 at appl. req.*) (*Admin. moved from 3/25/15 for ads.*)
req. (*Deferred from 5/13/15 at staff's req.*)
- Admin.* KTS HOLDING CORPORATION, INC. AND KENA TEMPLE, INC., A 2015-PR-017
Moved to
10/28/15 at
appl. req.

Public Hearings

- 9:00 A.M. LUBNA PIRZADA DBA MARY CHILD CARE, SP 2015-LE-065 Appl. under Sect(s). 3-303,
8-305, and 8-914 of the Zoning Ordinance to permit a home child care facility and a
PY reduction in minimum yard requirements based on error in building location to permit a
Approved garage addition to remain 9.9 ft. from a side lot line and an accessory structure (playset)
7.8 ft. from a rear lot line. Located at 8210 Lakepark Dr., Alexandria, 22309, on approx.
12,506 sq. ft. of land zoned R-3. Lee District. Tax Map 101-3 ((13)) 9A.

- 9:00 A.M. JOHN C. RODGERS, SP 2015-BR-079 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on error in building location to permit one deck with stairs 13.4 ft. from a side lot line and a second deck with stairs 14.9 ft. from a side lot line. Located at 4218 Burke Station Rd., Fairfax, 22032, on approx. 1.45 ac. of land zoned R-1. Braddock District. Tax Map 58-3 ((8)) 6.
MD
Approved
- 9:00 A.M. GWENDOLYN DRIGGERS & ROBERT TAI, SP 2015-PR-067 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within a proposed dwelling. Located at 8411 Idylwood Rd., Vienna, 22182, on approx. 21,901 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((1)) 38C. *(Decision deferred from 7/29/15.)*
CG
Approved
- 9:00 A.M. JOHN MILLER / KRISTEN MILLER, SP 2015-PR-077 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 6.1 ft. from a side lot line. Located at 2409 Lexington Rd., Falls Church, 22043, on approx. 11,963 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((3)) 148.
CG
Approved
- 9:00 A.M. TRUSTEES OF MOUNT CALVARY BAPTIST CHURCH, SPA 82-V-013-02 Appl. under Sect(s). 3-403 and 8-006 of the Zoning Ordinance to amend SP 82-V-013 previously approved for a house of worship to permit modification of development conditions and site modifications. Located at 6418-A Quander Rd., Alexandria, 22307, on approx. 1.45 ac. Of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 40A. *(Admin. moved from 7/8/15 at appl. req.)*
CG
Approved
- 9:00 A.M. SHERRY K. BROWN DBA SHERRY BROWN FAMILY DAY HOME, SP 2014-MV-193 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2422 Windbreak Dr., Alexandria, VA 22306, on approx. 2,506 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 93-3 ((26)) 142. *(Admin. moved from 5/6/15 at appl. req.)*
LA
Approved
- 9:00 A.M. TERRY KIM, SP 2015-MA-076 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit an addition to remain 6.7 ft. from a side lot line; a roofed deck to remain 3.1 ft. from a side lot line; and an accessory structure to remain 2.3 ft. from a side lot line. Located at 4023 Hirst Dr., Annandale, 22003, on approx. 16,866 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 59-4 ((5)) 4.
LA
Approved
In-part
- 9:00 A.M. LAURA TOLEDO A/K/A LAURA TOLEDO DE MENDOZA / LAURA'S FAMILY CHILD CARE INC., SP 2015-MV-011 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7803 Braemar Way, Springfield, 22153, on approx. 13,413 sq. ft. of land zoned R-3 (Cluster). Mt. Vernon District. Tax Map 98-2 ((6)) 25. *(Deferred from 7/15/15 at appl. req.)*
EMH
Approved
- 9:00 A.M. HOWARD & COLLEEN WEEDON, SP 2015-SU-071 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit an addition to remain 5.0 ft. from a side lot line such that side yards total 14.7 ft. Located at 14525 Lock Dr., Centreville, 20120, on approx. 8,806 sq. ft. of land zoned R-3 (Cluster), WS. Sully District. Tax Map 44-3 ((2)) (24) 3.
EMH
Approved

9:00 A.M. REPUBLIC SENECA CORNER LLC, A 2015-DR-018 Appl. under Sect(s). 18-301 of the
HE Zoning Ordinance. Appeal of a determination that states that a land unit created under the
Upheld Condominium Act is not afforded the same meaning as a lot, as defined in the Zoning
 Ordinance and, therefore, special exception approval would be required to develop a
 drive-through pharmacy on property in the C-8 and R-1 Districts. Located at 1020 Seneca
 Rd., Great Falls, 22066 on approx. 3.23 ac. of land zoned R-1 and C-8. Dranesville
 District. Tax Map 6-4 ((3)) 1.

JOHN F. RIBBLE III, CHAIRMAN